



**ONE LOUDOUN**

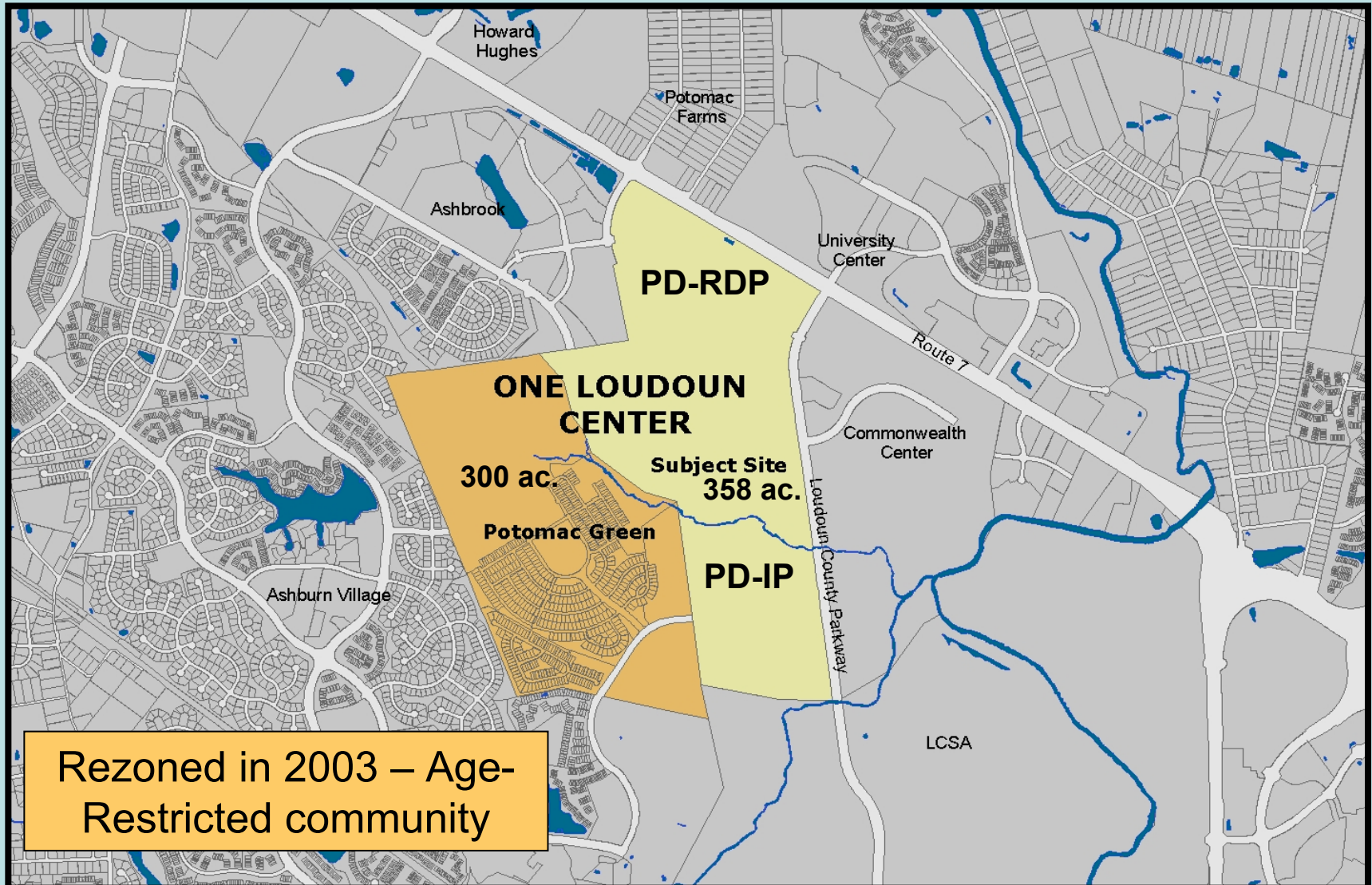
**ZMAP 2005-0008**

**JULY 17, 2006**

**PLANNING COMMISSION PUBLIC HEARING**

# REQUEST & SURROUNDING USES

Rezone 358-acres from PD-RDP & PD-IP to PD-TC, PD-OP, PD-CC & PD-H to develop mixed-use center / office, commercial, residential components, school site, open space & civic uses



# PLANNED LAND USE

## KEYNOTE:

Office / Research & Dev.  
Limited commercial (10%)  
No residential

Planned  
Keynote  
Employment

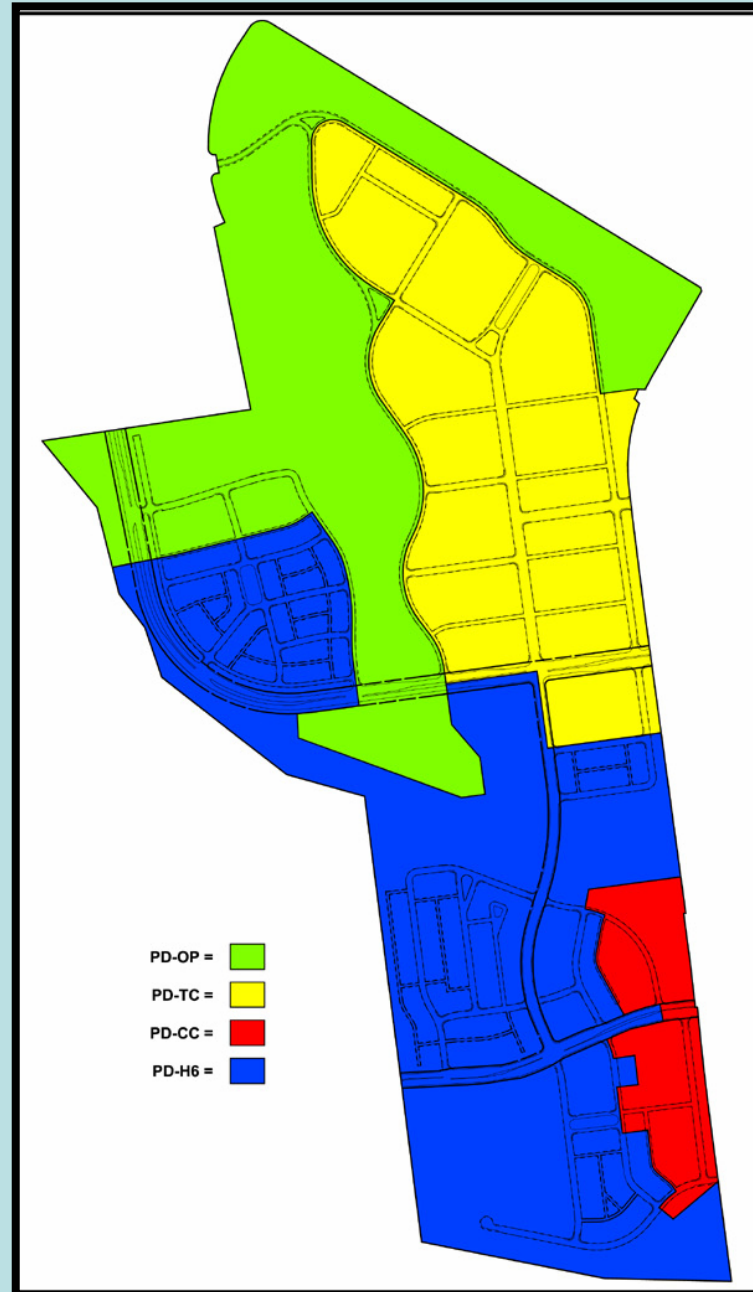
Planned  
Business

## BUSINESS:

Office / Light Industrial  
Limited commercial (10%)  
Limited residential (25%)



# PROPOSED ZONING DISTRICTS



# PROPOSED DEVELOPMENT

ZONING DISTRICT	ACREAGE	USES	DEVELOPMENT
<b>PD-TC</b> <b>(Town Center)</b>	91.8	Retail, office, hotel, civic, residential	3,031,400 sq.ft. commercial 400-room hotel 1,310 residential units
<b>PD-OP</b> <b>(Office Park)</b>	107.7	Office, accessory uses	500,800 sq.ft. office
<b>PD-CC</b> <b>(Commercial Center)</b>	19.3	Commercial uses	225,000 sq.ft. commercial
<b>PD-H</b> <b>(Housing)</b>	139.4	Residential	541 residential units 72,000 sq.ft. commercial

## PC BRIEFING QUESTIONS

Describe Town Center zoning district - mix of uses – compact - pedestrian oriented – vertical integration (offices, retail, restaurants, banks, hotels, residences, community centers, institutional uses, civic uses, parks)

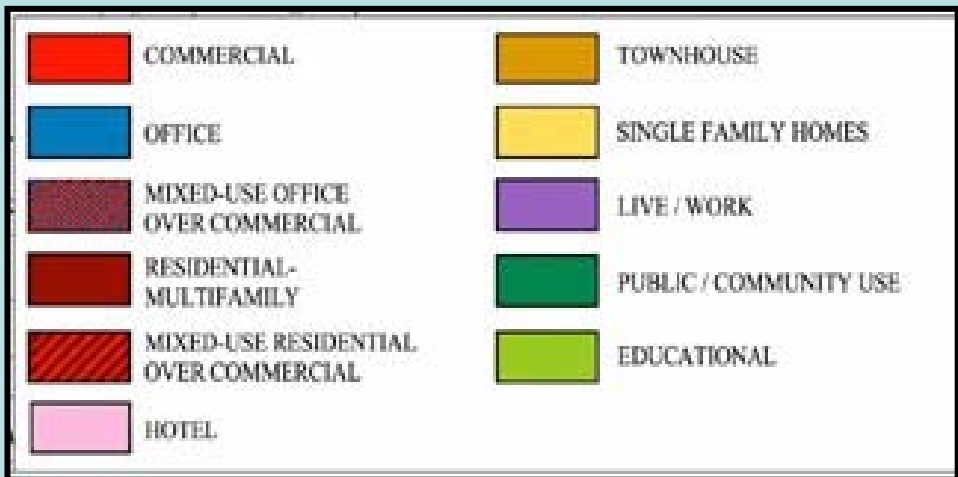
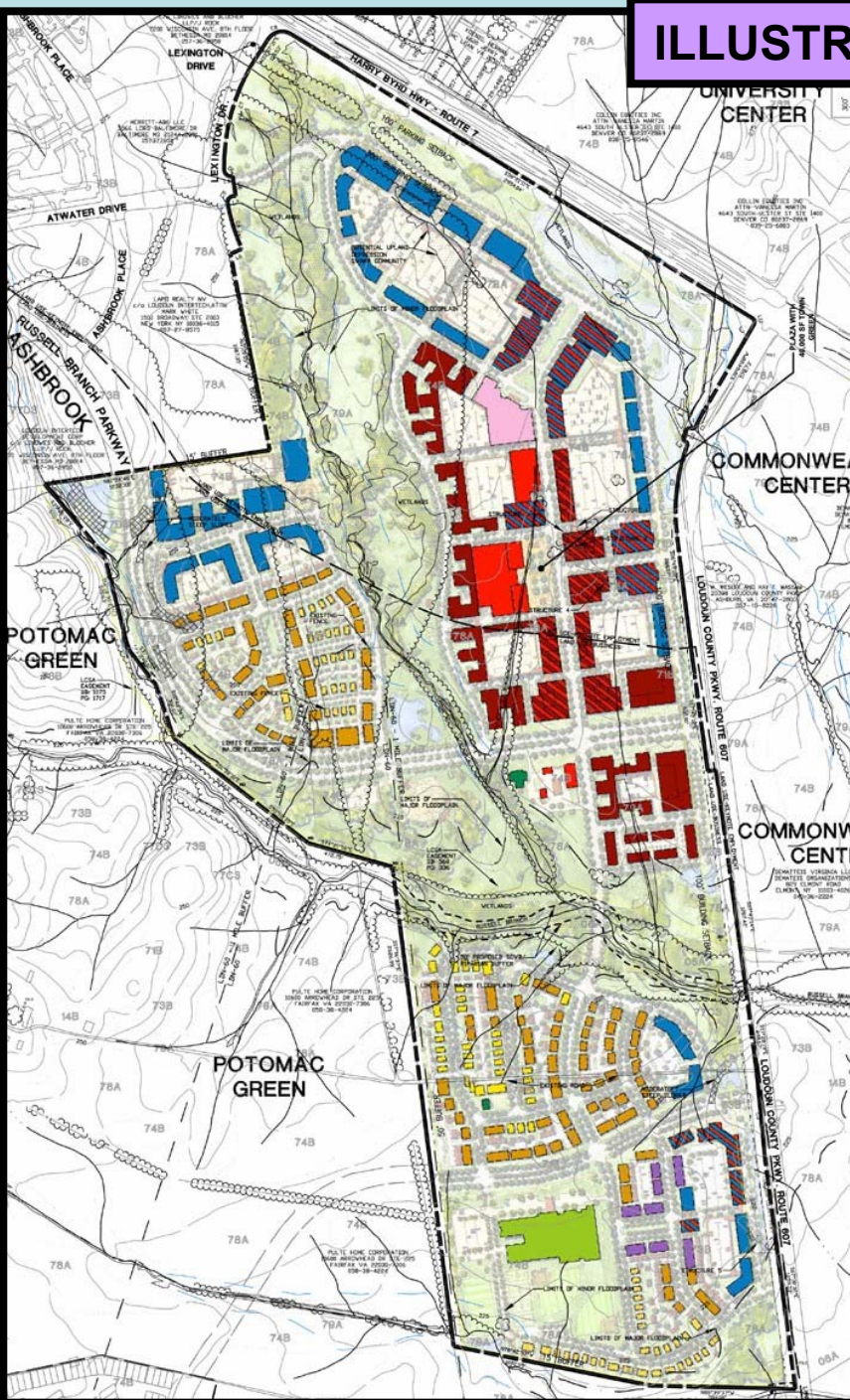
Has adjacent park site been dedicated? No – Applicant constructing 3 multi-purpose fields & 1 baseball field on adjacent park site (proffered by Potomac Green). Dedicate at County's request

How much could proposal change from illustratives?  
Road network, central park, school site depicted on cdp

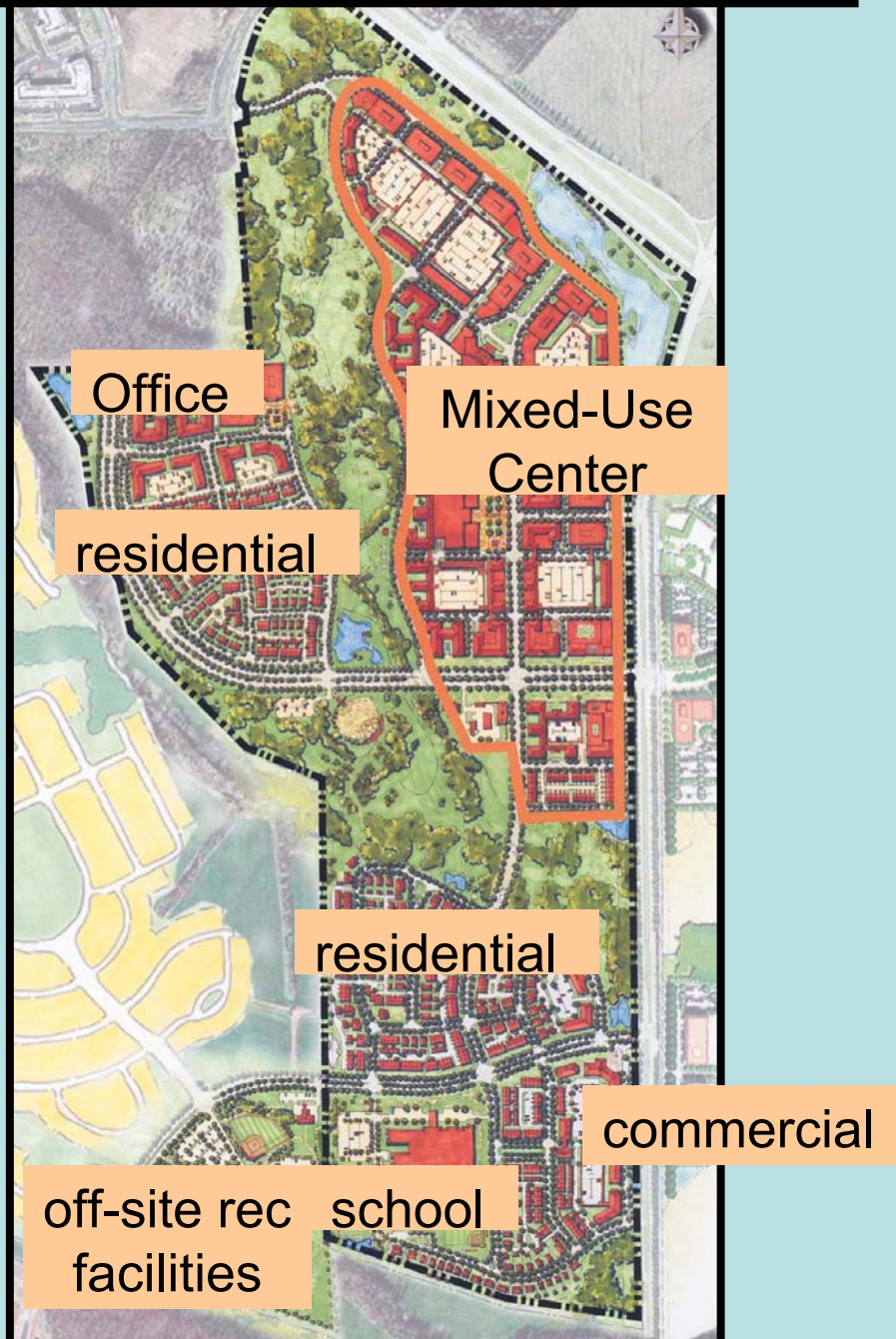
How many homes were proposed in the previous rezoning?  
ZMAP 1997-0006 (denied 1999) – entire One Loudoun site requested 394 units, 5.4 million sq.ft. office, 200-room hotel

How does proposal match up with Plan policies?  
Outstanding issues discussion

# ILLUSTRATIVE LAND USE MIX



# ILLUSTRATIVE SITE LAYOUT



## **OUTSTANDING ISSUES / STAFF RECOMMENDATION**

- Plan policies do not support residential in Keynote
- Amount of residential exceeds Plan policies - Business Comm.
- Proposal does not conform to land use mix policies
- Significant reduction in proposed office space
- Development phasing concerns
- No commitment to design guidelines
- Environmental impacts
- Numerous zoning issues
- Transportation concerns
- Forward application to committee for further discussion



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